

Narrative

General Information

County Name: LaPorte

Person Performing Ratio Study: Stacey Sweitzer & Steve Pawlak

Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/2020 to 12/31/2020

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in the market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Commercial and Industrial Vacant sales were combined county wide. The sales are representative of the three primary categories of commercial and industrial land in LaPorte County: high traffic, medium traffic and low traffic. Those categories have similar market influences and are valued similarly throughout the county. Both categories can be found populating the same neighborhoods.

Commercial Improved sales were combined county wide for Cass, Coolspring, Dewey, Hanna, New Durham, and Scipio Townships. The commercial sales in all of those townships are in more rural locations and have similar market influences.

Commercial and Industrial Improved sales were combined in Michigan Township. The lone industrial sale consists of only one building and is located in a predominately commercial area.

Residential Vacant sales were combined for Cass, Hanna, Lincoln, Noble, and Washington Townships. All of these townships are rural, located near each other geographically, and are subject to similar market influences.

Residential Vacant sales were combined for Galena, Kankakee, New Durham, and Scipio Townships. All of these townships are rural, located near each other geographically, and are subject to similar market influences.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Center (22.12%)	New Hospital and other new construction
Commercial Vacant	N/A	N/A
Industrial Improved	Clinton (-11.18%) Michigan (15.92%)	Depreciation of large industrial property New construction of large industrial warehouse
Industrial Vacant	Coolspring (27.06%) Kankakee (17.36%) Michigan (21.50%) Washington (-32.87%)	Moved parcels from commercial to industrial due to reassessment Moved parcels from commercial to industrial due to reassessment Large new industrial warehouse encompasses multiple parcels that changed from undeveloped to primary Parcels moved to Agricultural from industrial due to appeal
Residential Improved	N/A	N/A
Residential Vacant	Kankakee (-17.05%) Scipio (-12.15%)	Parcels changed to agricultural due to reassessment and parcels moved to improved due to new construction Parcels moved to improved due to new construction

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Commercial: Coolspring

Industrial: Galena, Hudson, Kankakee, Springfield, and Wills

Residential: Center and Kankakee

Agricultural: Scipio, Center, New Durham, Coolspring, and Hudson

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Yes

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.